

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Mail to: David R. Schlueker Ltd.
Russell Schneider 401 W Irving Park Rd
1329 Kingsbury Drive, Unit 6
Hanover Park, Illinois 60133

Doc#: 2111907091 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/29/2021 06:56 AM Pg: 1 of 3

Dec ID 20210401603629
ST/CO Stamp 0-632-495-632 ST Tax \$157.00 CO Tax \$78.50

Name & Address of Taxpayer:
Russell Schneider
1329 Kingsbury Drive, Unit 6
Hanover Park, Illinois 60133

(Space for Recorder's Use)

THE GRANTOR(S), NEVZET CAUSEVIC and JASMINA CAUSEVIC, husband and wife,

of the Village Hanover Park, County of Cook State of Illinois

for and in consideration of TEN DOLLARS DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to

THE GRANTEE(S), RUSSELL SCHNEIDER, Single man

(Grantee's Address) 1920 Stormy Ct., #201

of the Village Schaumburg, County of Cook State of Illinois

in the form of ownership: Fee Simple

all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 07-30-300-008-1015

Property Address: 1329 Kingsbury Drive, Unit 6, Hanover Park, Illinois 60133

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Dated this 21st day of April, 2021

[Signature] (Seal) _____ (Seal)

Nevzet Causevic

[Signature] (Seal) _____ (Seal)

Jasmina Causevic

(NOTE: Please type or print names below all signatures.)

STATE OF Illinois)

COUNTY OF Cook) ss

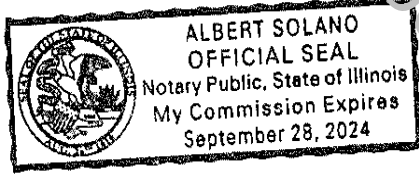
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
NEVZET CAUSEVIC and JASMINA CAUSEVIC

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 21st day of April, 2021.

[Signature]
Notary Public

(Seal)



My commission expires: 9/28/2024



COUNTY, ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
FRANK PANZICA
FRANK PANZICA LAW INC.
5521 NORTH CUMBERLAND AVE, STE 1120
CHICAGO, ILLINOIS 60656

or
Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX

26-Apr-2021



COUNTY: 78.50
ILLINOIS: 57.00
TOTAL: 235.50

07-30-300-008-10'5 | 20210401603629 | 0-632-495-632

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Legal Description

PARCEL 1: UNIT 6 IN BUILDING 37 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: A PART OF LOT 5 IN HANOVER HIGHLANDS UNIT 10, BEING A SUBDIVISION OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 20672558; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM MADE BY 3H BUILDING CORP. RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22217183; TOGETHER WITH AN UNDIVIDED .02429% INTEREST IN THE REAL ESTATE (EXCEPTING FROM THE REAL ESTATE ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER 22217184, IN COOK COUNTY, ILLINOIS.

Property Address:
1329 Kingsbury Dr., Unit 6
Hanover Park, IL 60133

Pin: 07-30-300-008-1015